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Suggestions to those desiring to

occupy lots for Cottage and

Summer Resort purposes within

The Kaniksu National Forest

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U.S. Department of Agriculture

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# SUGGESTIONS

TO THOSE DESIRING TO OCCUPY LOTS FOR  
COTTAGE AND SUMMER RESORT PUR-  
POSES WITHIN THE KANIKSU NATIONAL  
FOREST AT PRIEST LAKE, IDAHO AND  
OTHER LAKES WITHIN THE FOREST :: :: ::



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## **SUGGESTIONS**

to those desiring to Occupy Lots for  
Cottage and Summer Resort Purposes  
within the Kaniksu National Forest.

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The Kaniksu National Forest, lying in the extreme northern part of Idaho and northeastern Washington, contains within its borders all of Priest Lake, which is a body of water some 25 miles long by 4 miles wide, as well as numerous other smaller lakes, among which the most important are Upper Priest Lake, Sullivan Lake, Bead Lake and Brown's Lake. All these lakes, particularly Priest Lake, afford excellent sites for summer cottages, as well as for camping and other recreation purposes. The use of this land is encouraged by the Government in every possible way, and recently all the suitable Government land on the shores of Priest Lake was surveyed and marked off into lots, there being over 600 lots available for special-use permits on this one lake alone. Other lakes in the Forest

are being surveyed as rapidly as possible, and will very shortly be open for use under Forest Service regulations. Where surveyed, the lots are marked off by large stakes, numbered to correspond with the number of the lot, so that the identification of the lots on the ground is a simple matter. Furthermore, plats of the lots, with full descriptions, are on file in the office of the Forest Supervisor at Newport, Washington, and at Coolin, Idaho, where they may be consulted at any time. Priest Lake is reached by stage from Priest River, Idaho, a station on the Great Northern, or from Newport, Washington, on the Great Northern and the Idaho & Washington Northern railroads, while Sullivan Lake is reached from Metaline Falls, the present terminus of the I. & W. N. R. R. Bead Lake and Brown's Lake can be reached from Newport, or from Cusick, Washington.

The following outline is given for the guidance of those who desire to apply for permits for cottage lots within the Kaniksu National Forest:

1. Applications for permits to secure lots for cottage or summer resort purposes within the Kaniksu National Forest shall be submitted on Form F, which may be secured from any Forest officer. On this Form the lots desired must be so described, either by number or by reference to well-known objects, as to be easily identified by the Forest officers. Anyone may apply for lots, but not more than one permit will be issued to any one person, nor will more than one appli-

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cation by the same person be placed on record. Priority of application will be determined according to the time of receipt at the office of the Forest Supervisor. No application will be considered and rerecorded unless submitted on Form F, or by letter containing all the information required on Form F.

2. A formal application may be withdrawn and a second application made, providing that the permit has not been issued, but not more than two withdrawals will be accepted from any one individual within the current calendar year, and no transfer of applications prior to the issuance of permits from one party to another will be permitted. Any number of applications by different individuals for the same lot may be filed, but the permit will be issued to the one having the prior right, as established under 1. Conflicting applications will remain of record at the option of the applicant until construction work under the permit issued has been completed, when all conflicting applications will be canceled and no further application for the same lot will be accepted except as provided under 7.

3. The minimum annual charge for lots used for non-commercial cottage or summer resort purposes is \$10.00, payable in advance. This fee is entirely nominal, and is made so for the purpose of encouraging the non-commercial use of the lots. Commercial use, however, is not discouraged, but will be required to pay a reasonable annual fee, depending upon the character of the use. All permits provide that payment of the annual fee must be made within 30 days from the date of the permit, and that failure to make payment within the specified time makes the permit null and void. Payments are made directly by the permittee to the Western Mon-

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tana National Bank at Missoula, Montana, and must be made in the form of postal or express money orders, or National bank drafts, made payable to the above mentioned bank. Personal checks will not be accepted. All payments must be accompanied by a letter of transmittal, Form 861-M, which is furnished by the Forest Supervisor when notice that payment is due is sent out. Directions for making payments are contained on the back of this Form. Such notices are sent out with each permit as it is issued, and annually thereafter one month in advance of the date upon which payment is due. If payment is not made when due, second notice is sent to the permittees, notifying them that the permit will be canceled unless payment is made within 30 days. All calls for payments are sent to the address of record of the permittee, and all permittees are requested to keep the Forest Supervisor informed of their address in case any changes occur. Failure to receive notice of payments due, resulting in cancellation of permit for the reason that notices were sent to the wrong address will not constitute a valid reason for renewal of permit unless the new address of permittee had been filed with the Forest Supervisor.

4. All permits shall be issued calling for construction work under the permit within a reasonable length of time. This period is always set so that construction shall be commenced and completed during the field season following the date of the permit. "Field Season" is construed to mean opening in the Spring and closing in the late fall. Failure to comply with the requirement as to construction involves cancellation of the permit unless the written consent of the Forest Supervisor for extension of time is

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secured. No specific character of construction is required under the permits, but the buildings erected must be of a permanent and habitable character, and attempts to hold cottage lots under permit by a pretense of construction will not be allowed. In case of dispute as to the intent of the permittee in his construction, the decision of the District Forester shall be final.

5. All permits shall require the permittees to fight fire free of charge to the Forest Service when called upon by Forest officers, when such fire either threatens the improvements of the permittees or property adjacent thereto, or for which the permittee is responsible. Permittees are not called upon to fight fire at remote points unless they desire to do so. The assistance of permittees is appreciated in case of emergency, and the usual Forest Service wages are paid where the fire neither threatens the property of the permittee, nor is one for which the permittee is responsible.

6. All permits shall specify that the use shall be exercised at least 15 days each year, but this regulation shall be interpreted to mean that there shall be bona fide use of the lot for summer resort purposes and shall not be held to strictly unless it appears that the lot is being held for speculative purposes and not in good faith.

7. All permits are made non-transferable, and no transfer of a permit from one individual to another between the date of issuance of the permit and the date set for construction will be permitted. In case a permittee is dissatisfied with his lot before beginning construction he may relinquish and apply for a second lot, but no second application for the lot which he has relinquished will be considered for at least one year, except at the discretion of the

Forest Supervisor. Two withdrawals will be accepted from the same person, but in case a second withdrawal is submitted no application will be received from the person submitting such a withdrawal for at least one year from the date of the last withdrawal, except in the discretion of the Forest Supervisor. Parties wishing to transfer their improvements may secure permission to do so by submitting to the Forest Supervisor a certified contract of sale or other evidence of transfer of title, together with a request for cancellation of the permit covering the lot on which the improvements are located. This should include: (A) A certified contract of sale; (B) Request to cancel the permit signed by the permittee; (C) An application for permit on Form F covering the same lot signed by the transferee.

8. Permits shall provide that timber for construction purposes shall be secured either under free-use or by purchase. As long as dead timber is available it will be granted free under free-use permits, subject to the regulations governing the use of the National Forests, as contained in the Use Book. No green timber will be granted under free-use permits while available dead timber remains. Green timber for construction purposes or for fire wood may be secured by purchase under the usual regulations governing timber sales on National Forests. All Rangers are authorized to make sales up to a value of \$50 on the stump, and parties desiring to purchase timber should apply to the nearest District Ranger. Free-use permits are also issued by District Rangers, and should be obtained before timber is cut from Government land.

9. All permits shall be issued with a provision requiring that the permittees shall clear the

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premises of all inflammable brush and refuse, and shall bury in a suitable place all tin cans, garbage and other unsightly articles. It is expected that the premises shall be kept neat, and especially that every reasonable effort shall be made to guard against the setting of fires. No pollution of streams or springs will be countenanced, and no one is permitted to monopolize any stream or spring situated on his lot or to obstruct any trail or road or the use of the beach as a highway.

10. All permits shall be issued subject to the right of the Forest Service to authorize the raising of the level of the lake or lakes for the storage of water for any purpose authorized by statute. Wherever the raising of a lake is contemplated, the greatest height to which the water can be raised will be indicated on each lot by a suitable stake, so that permittees may place their improvements above any possible high water level. On Sullivan Lake a permit has been issued authorizing the raising of the water to 40 feet above normal water level, and the maximum water line has been plainly marked out all round the lake. On Priest Lake an application to raise the water 10 feet above low water mark is being considered, and this line is also marked so that permittees can place their improvements above the proposed water level.

11. For sufficient cause permits may be revoked by the District Forester on recommendation of the Forest Supervisor. The Forest Supervisor may in his discretion reject an application from a permittee whose application or permit within the current calendar year has been rejected or canceled for cause. Applications for permits the following year will be considered on their merits.

12. All permits shall be issued subject to all

prior existing valid claims. Permits are not issued for lands covered by claims initiated under any of the United States Land laws, or on lands covered by any prior permit without the consent of the claimants or the permittees. Where permits are issued on claims the permittees are barred from interfering with the rights of the claimants to develop the claim in accordance with the law under which the claim was entered; and the Forest Service has no jurisdiction in cases of dispute between permittees and claimants, nor does the Forest Service permit grant the permittees any rights as against the claimants.

13. In all cases where dispute arises as to the location of boundaries between lots the Forest Service will survey and mark the lot boundary on application by the permittees, providing an officer of the Forest Service can be spared for the work at the time.

#### **APPLICATIONS BY ASSOCIATIONS.**

In addition to giving special-use permits for the use of lots by individuals, permits are also issued to associations, clubs, etc., for the use of groups of lots for club purposes. At Priest Lake four groups of lots, which are particularly suited for use by associations, are reserved for this purpose. In order to secure lots associations or clubs should proceed in accordance with the following suggestions:

14. Applications by associations shall be made on Form F, and shall be signed by the secretary of the association and be accompanied by (a) A

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certified copy of the constitution and bylaws of the association, or of the articles of incorporation in case the association is incorporated: (b) The names and addresses of all the members of the association in good standing; and (c) A list of the officers of the association, with their addresses.

15. The maximum number of lots which any association may hold under permit as an association for club purposes shall not exceed four. This requirement, however, shall not be interpreted to mean that the individuals comprising the association are barred from applying for lots as individuals under the regulations governing applications by individuals, and lots held by the individual members of the club may be adjacent to the club property or separate therefrom.

16. The selection of lots for a clubhouse within one of the reserved club site locations where the entire club site is not applied for by the association shall be made subject to the approval of the Forest Supervisor. This selection of clubhouse lots under the circumstances described above must be made so that the use of the remainder of the club site by other parties, either individuals or associations, shall not be handicapped. This requirement, however, shall not be interpreted to mean that in case an association applies for lots within a reserved club site, and the members of the association apply as individuals for the remainder of the lots, that the association will be instructed in any way as to which lots shall be used for club purposes and which shall be used for individual cottages.

17. Payments for lots by associations shall be at the same rate per lot as established for individual permittees, and shall be made subject

to the same rules as previously described under (3).

18. All requirements pertaining to individual cottage lots shall also apply to association lots, except that the erection of one clubhouse will constitute the improvements required on the entire group of lots held by the association under the name of the club or association holding the permit. This requirement, however, shall not be interpreted as exempting club members holding lots as individuals from the necessity of erecting cottages on their lots subject to the same requirements as other individual lot holders.

### **CAMPING RESERVES.**

The use of the lakes within the Kaniksu National Forest for camping purposes is encouraged in every possible way. In no case is the entire lake shore surveyed into cottage lots, but all lakes have large stretches of shore line exempted entirely from use for summer cottage purposes, and reserved strictly for the use of camping parties. This is particularly true at Priest Lake, where a number of the finest beaches on the lake are held from special-use permits as camping reserves. No permits are required to camp on these reserves, or on any of the unoccupied surveyed lots. Camping parties are particularly requested to observe the requirements contained on the camping notices posted at all camp grounds, and to be especially careful in the handling of fires in the dry season. They are

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also requested to dispose of all refuse and maintain camp grounds in a neat and attractive condition. For the description and locations of the camp reserves on the lakes within the Kaniksu National Forest the plats and notes on file in the office of the Forest Supervisor, or at the office of the District Ranger within whose district the lake is located, should be consulted.

Under certain circumstances permits for the exclusive use of a camp ground will be issued. Such permits will only be issued to schools or charitable institutions desiring to secure a camp ground to which they can be guaranteed the exclusive right for a term of years. These permits will be issued free, and to secure the same, application by letter should be made to the Forest Supervisor of the Kaniksu National Forest, who has discretionary power to issue such permits and will furnish complete instructions as to the methods of procedure to be followed in making application for such a privilege.

#### **COMMERCIAL USES.**

In anticipation of the extensive use of Priest Lake and the other lakes within the Forest for summer resort purposes, lots which are particularly suited for hotels or other commercial enterprises will be reserved for this purpose. Parties desiring information in regard to such locations should communicate with the Forest Supervisor

of the Kaniksu National Forest at Newport, Washington, who will be glad to furnish all information available in regard to such opportunities. Special regulations and special fees shall be applied to all commercial uses of lots on the lakes, depending upon the circumstances in each case. All permits for commercial establishments shall contain a clause prohibiting the sale of intoxicating liquors on the premises, whether the same is permitted by the laws of the state or not.







Dept. of Agriculture Forest Service

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